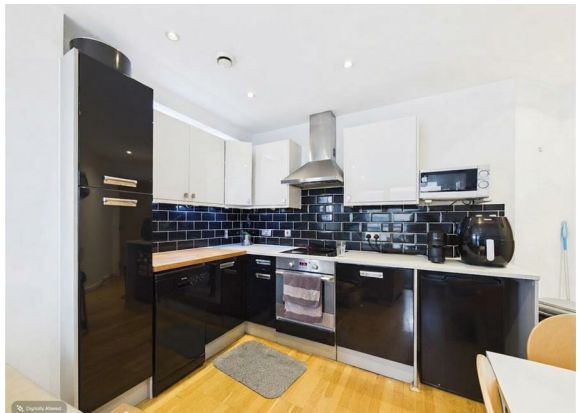
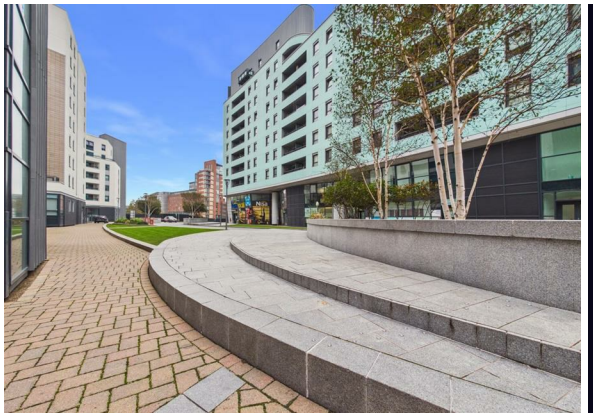


2 Bed
Apartment
located in
Leeds

£175,000







LOGIC
REAL ESTATE

Marsh Lane

Leeds

LS9 8AY









Lead In
A fantastic opportunity to purchase a modern and spacious two bedroom apartment within the popular Gateway East development, situated in the heart of Leeds city centre. Offering contemporary living, impressive city views and excellent on-site facilities, this property is ideal for investors and buyers seeking convenient city centre accommodation.

Gateway East is a well-established apartment development comprising several residential blocks, conveniently positioned for access to everything Leeds city centre has to offer. Residents benefit from an excellent range of facilities within the development, including a concierge service, gym, restaurant and shop, making everyday living both comfortable and convenient.

The apartment itself offers well-proportioned accommodation throughout, featuring an open-plan lounge and kitchen area, ideal for modern living and entertaining. The property also benefits from two generously sized double bedrooms and two bathrooms, providing a practical and versatile layout.

One of the standout features of this apartment is its private balcony, offering attractive views across Leeds city centre and providing the perfect place to relax and enjoy the surrounding cityscape.

The development benefits from two accessible lifts, providing convenient access to the apartments and making the building appealing to a wide range of residents.

An Excellent Investment Opportunity

The property is currently being sold with tenants in situ, presenting an attractive opportunity for investors looking to add to their property portfolio. With an existing tenancy and rental income already established, this apartment offers the benefit of an investment that is already generating income.

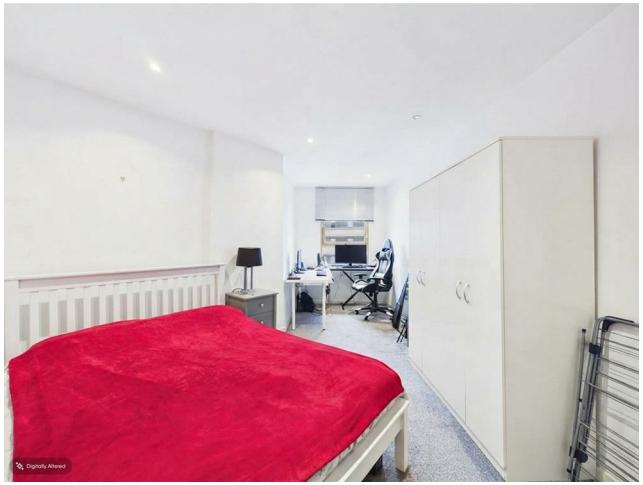
Gateway East enjoys a fantastic central location, with Leeds' extensive selection of shops, restaurants, bars, entertainment venues and transport connections all within easy reach. Leeds railway station and the city's major employment and business districts are also conveniently accessible, making this location particularly attractive to professionals and tenants seeking city centre living.

Whether you are an experienced investor looking to expand your portfolio or a buyer seeking a modern apartment in a vibrant city centre location, this property offers an excellent combination of space, convenience and lifestyle.

Early viewing is highly recommended to appreciate the accommodation, facilities and investment opportunity on offer.

Hallway
11'3" x 10'10"
Access to both bedrooms, kitchen/living area, house bathroom and storage cupboard. Wood effect flooring. Wall mounted heater.







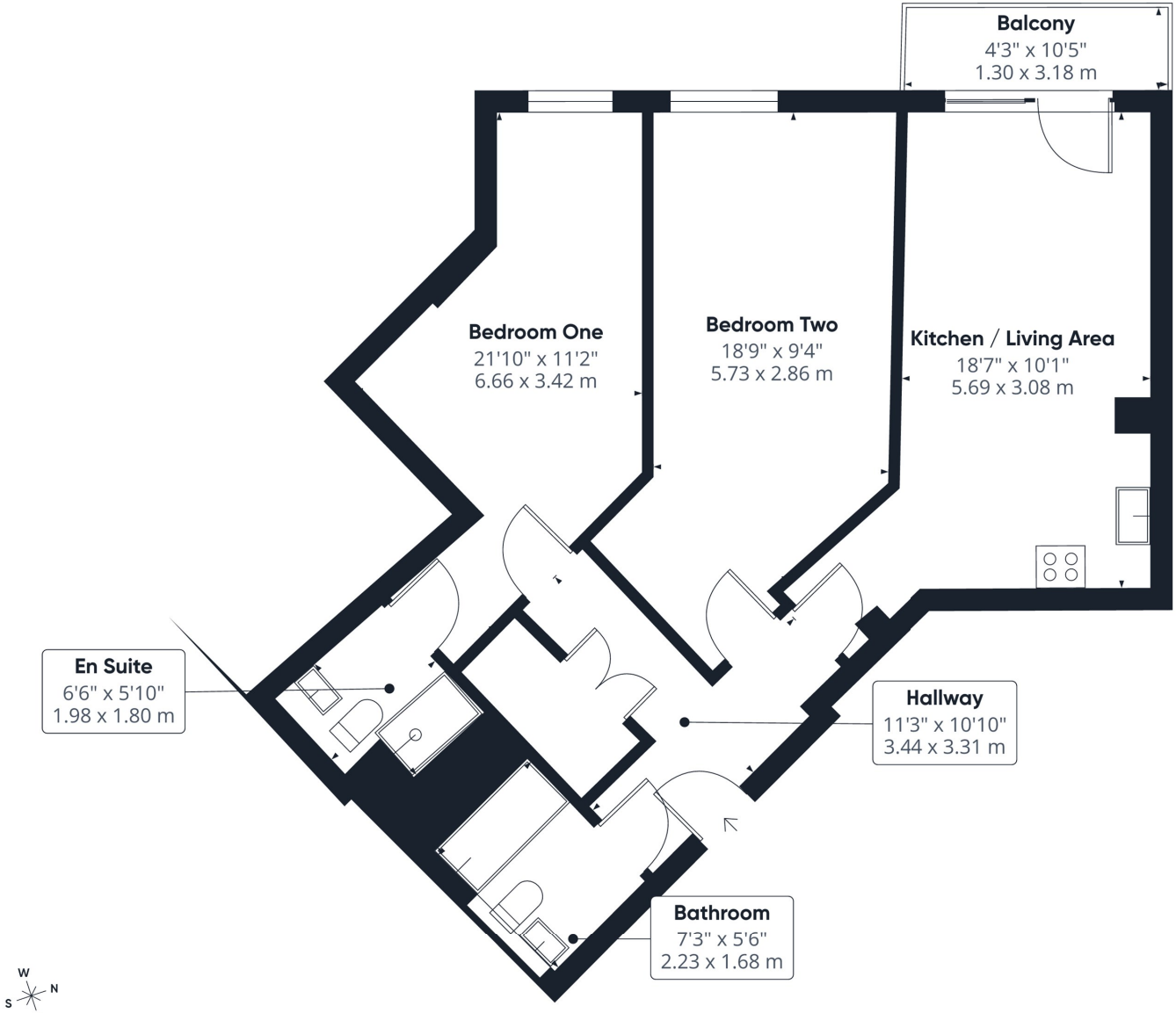
Kitchen / Living Area
18'8" x 10'1"
A modern range of high and low level kitchen units with integrated oven and hob. Space for fridge freezer. UPVC double glazed patio doors leading to the balcony. Wood effect flooring. Wall mounted heater.

Bedroom One
21'10" x 11'3"
Access to en suite. Carpeted throughout. Wall mounted heater. UPVC double glazed window.

En Suite
6'6" x 5'11"
White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Partly tiled walls. Extractor fan. Tiled effect flooring. Chrome central heated towel rail.

Bedroom Two
18'10" x 9'5"
Carpeted throughout. Wall mounted heater. UPVC double glazed window.

Bathroom
7'4" x 5'6"
White suite comprising of panel bath with shower screen, chrome taps with shower attachment. WC with low level flush. Wash hand basin with chrome mixer tap. Partly tiled walls. Extractor fan. Tiled effect flooring. Chrome central heated towel rail.



Approximate total area(1)

711 ft²

66 m²

Balconies and terraces

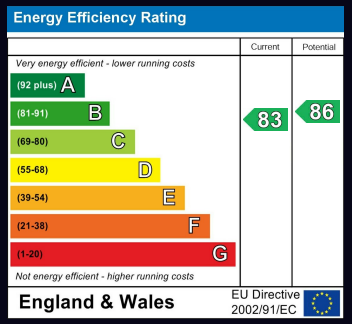
44 ft²

4.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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